



Report to the Auburn City Council

Action Item
Agenda Item No. 10
City Manager's Approval

To: Mayor and City Council Members
From: Wilfred Wong, Community Development Director
Date: November 9, 2009
Subject: City Property, Brewery Lane

The Issue

What kind of direction does the City Council want to provide staff on the city owned property located on Brewery Lane?

The Mayor requested this item be placed on the Council's agenda for discussion.

Conclusions and Recommendation

- A. No action required. Status Quo. Maintenance as needed.
- B. By Motion direct staff to analyze the use of the property for parking.

Background

On October 12, 2009 the City Council directed staff to continue researching the City owned Brewery Lane property to see if more information could be found that could limit the future use of the property. Staff had expressed a concern due to the 'Historical Preservation Area' notation on the Assessor's Map. The subject property is within the boundaries of the redevelopment agency..

As part of the Skyline Subdivision the applicant was required to dedicate to the City the Brewery Lane property for preservation of the brewery foundation. This was identified in the 1978 Environmental Impact Report for the Skyline Subdivision (see Attachments 1, 2 and 3). No other historic limitations have been found.

Alternatives Available to Council; Implications of Alternatives

- A. Status Quo; maintenance as needed.
- B. Analyze the property for parking; at a future meeting staff will provide a report.

Fiscal Impacts

None at this time.

Additional Information

Please see the following Attachments for more details:

1. Plat of Skyline Subdivision with offer of dedication.
2. Archaeology pages from 1978 Environmental Impact Report for the Skyline Subdivision.
3. 1978 staff memos.
4. October 12, 2009 City Council staff report.

ATTACHMENT 1
**PLAT OF
SKYLIN**

**PORTION OF LOTS 22, 23 & 24, BLOCK 4
OF AUBURN & PORTION OF SECTION 15 & 16**

CITY OF AUBURN CALIFORNIA
SCALE: 1" = 50'

TERRA ENGINEERING
SHEET 1 of 4

OWNER'S CERTIFICATE

THE UNDERSIGNED BEING THE ONLY PERSONS WITH ANY RECORD TITLE INTEREST IN THE SUBDIVISION SHOWN HEREON HEREBY CONSENT TO THE PREPARATION AND RECORDING OF THIS "PLAT OF SKYLINE" OFFER FOR DEDICATION AND DO HEREBY DEDICATE TO THE CITY OF AUBURN, INCLUDING THE UNDERLYING FEE THERETO, THE HISTORICAL PRESERVATION AREA SHOWN HEREON; AND ALSO OFFER FOR DEDICATION AND DO HEREBY DEDICATE TO ANY AND ALL PUBLIC USES THE STREETS, DRIVE, LANE AND COURT SHOWN HEREON; AND ALSO OFFER FOR DEDICATION AND DO HEREBY DEDICATE TO SPECIFIC PURPOSES THE FOLLOWING:

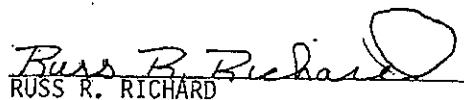
(A) EASEMENTS FOR SLOPE PLANTING AND MAINTAINING TREES, ELECTROLIERS, TRAFFIC CONTROL DEVICES, WATER AND GAS PIPES, AND FOR UNDERGROUND WIRES AND CONDUITS FOR ELECTRIC AND TELEPHONE SERVICES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO, ON, OVER, UNDER, AND ACROSS STRIPS OF LAND 12.5 FEET IN WIDTH LYING CONTIGUOUS TO THE PUBLIC STREETS, DRIVES, LANE AND COURT SHOWN HEREON.

(B) EASEMENTS FOR LIGHT AND AIR OVER THOSE STRIPS OF LAND LYING BETWEEN THE FRONT AND/OR SIDE LINES OF LOTS AND THE LINES SHOWN HEREON AND DESIGNATED "SET BACK LINE" (S.B.L.), SAID STRIPS TO BE KEPT OPEN AND FREE FROM BUILDINGS.

(C) RIGHTS OF WAY AND EASEMENTS FOR WATER, GAS, SEWER, AND DRAINAGE PIPES, AND FOR POLES AND OVERHEAD AND UNDERGROUND WIRES AND CONDUITS FOR ELECTRIC AND TELEPHONE SERVICES TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO, ON, OVER, UNDER, AND ACROSS THOSE STRIPS OF LAND LYING BETWEEN THE REAR AND/OR SIDE LINES OF LOTS AND THE LINES SHOWN HEREON AND DESIGNATED "PUBLIC UTILITY EASEMENT LINES" (P.U.E.).

(D) THE EXCLUSIVE RIGHT OF VEHICULAR INGRESS AND/OR EGRESS IS GRANTED TO THE CITY OF AUBURN ACROSS THE LOT LINES SHOWN HEREON AND DESIGNATED "NO INGRESS OR EGRESS RIGHTS LINE".

TREE TOPS UNLIMITED, A JOINT VENTURE OF FINANCIAL SCENE INCORPORATED
AND PACIFIC SCENE, INC.
BY: PACIFIC SCENE, INC.

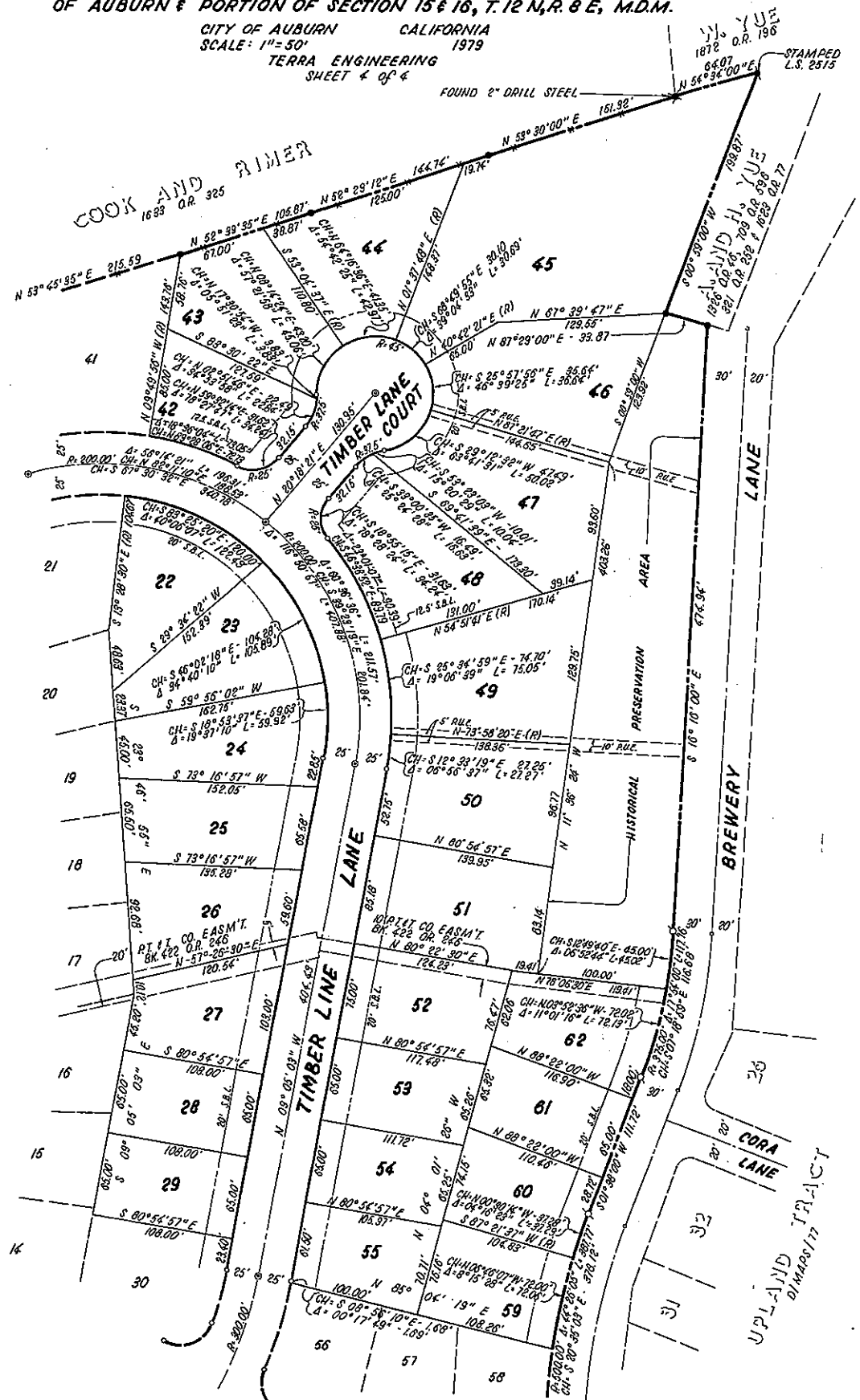

RUSS R. RICHARD
VICE PRESIDENT

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY
DECEMBER, 1978,
BE OF THE CHARACTER
UPON COMPLETION
SAID MONUMENTS
DATE: May,

DEPUTY COUNTY
SURVEYOR'S
I HEREBY CERTIFY
SUBSTANTIALLY TRUE
OF THE CITY OF
APPLICABLE CITY
SAID PLAT IS TRUE
DATE: June

**PLAT OF
SKYLINE**
PORTION OF LOTS 22, 23 & 24, BLOCK 4, ORIGINAL TOWNSITE
OF AUBURN & PORTION OF SECTION 15 & 16, T. 12 N., R. 8 E., M.D.M.

1872 O.R. 196
6407
54°34'00"E STAMPED
L.S. 2515



E.) Sewage (See pages 19-20 in main body of E.I.R.)

The City Council has subsequently made provisions for fees to be charged for the purpose of future plant expansion. The \$400/unit plant expansion fee, as well as the \$400 sewer connection fee are proposed mitigation for sewage impacts.

F.) Historical Landmarks (See page 18 in main body of E.I.R.)

The first paragraph of the Mitigation section of "Archaeology History" on page 18 should be amended to read:

The developer will dedicate to the City, or any organization acceptable to the City, a portion of land along Brewery Lane approximately 60 feet in depth and 600 feet long. (See attached portion of tentative map for the preservation of the old brewery foundations.)

Mitigations

- 1) Cut and full slopes will be revegetated as aforesaid
- 2) Trees will be retained wherever possible
- 3) The tree screen along Brewery Lane will be protected if the City can authorize a safe improvement of that artery and still retain same
- 4) No impervious surfaces will be allowed in any of the drainage swales

ARCHAEOLOGY, HISTORY

Setting

A visit to the Auburn Museum and discussion with the curator concerning this subject verified the existence of the old brewery on the east side of the property. No other archaeological or historical value pertaining to this land was revealed at this time.

Impacts

The old brewery foundations could be demolished.

Mitigations

The developer will cooperate with the City in working out a plan for the preservation of the old brewery foundations, if the City so desires.

If any other archaeological or historical artifacts are discovered during roadway construction, the appropriate State or County agency will be allowed to evaluate the find and work out a program with the developer for suitable mitigations.

MEMO

August 3, 1978

TO: City Council and City Manager
FROM: Rodney K. Haack, Planning Director
SUBJECT: Dedication of Brewery Lane area

The Planning Commission recently approved the Skyline Subdivision wherein remnants of the old brewery along Brewery Lane were set aside as historic and were to be preserved. The developer has offered to dedicate the area shown on the enclosed map. Need Council consideration or direction.

Subsequently, at the public hearing on this project, much public comment was received regarding the ownership and maintenance of the drainage ditch on the East side of Brewery Lane. The residents feel it is not being maintained which makes flooding more pronounced. Clarification is needed of the ownership of the ditch and the maintenance responsibilities.

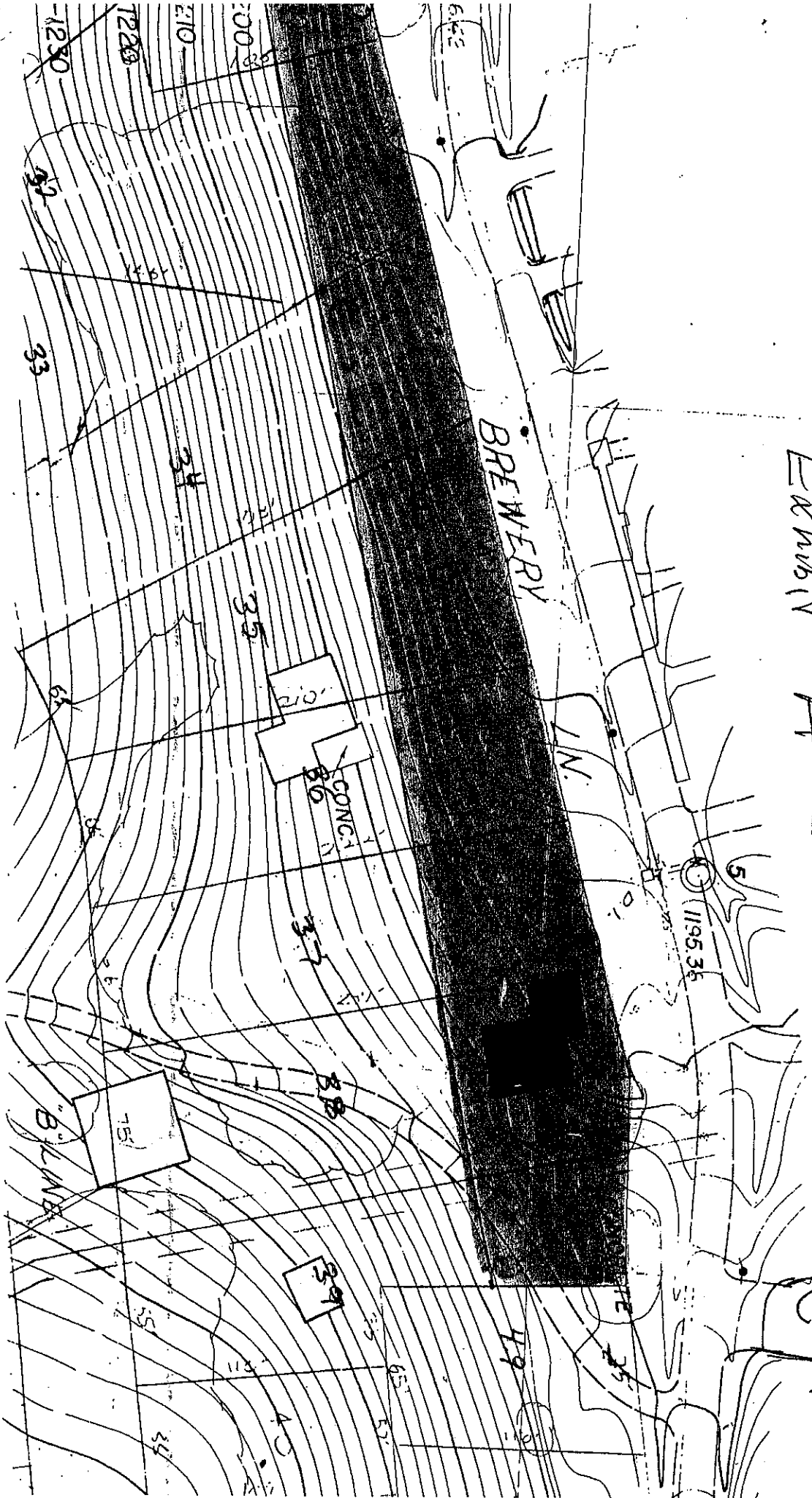


Rodney K. Haack
Planning Director

RKH/pm

APPROXIMATE AREA OFFERED FOR DEDICATION
TO PRESERVE OLD BREWERY FOUNDATIONS

Exhibit A



MEMO

August 3, 1978

TO: Historic Committee
FROM: Rodney K. Haack, Planning Director
SUBJECT: Skyline Subdivision

Attached tentative map for the above has a portion of the historic area in it on Brewery Lane. Need approval from your Committee on the following:

1. Disposition of old brewery and dedication of property
2. Street improvements on Brewery Lane

RKH

Rodney K. Haack, Planning Director

*Chittenden made Motion
Second by Howe.
Petition -*

RKH/pm

*approved 4-0
motion Howe
second. Tuda
to except the condition on
the petition and preserve old Brewer
Lountains etc and accept the
~~dedicated~~ Dedicated Land -*



Report to the Auburn City Council

Action Item

Agenda Item No.

City Manager's Approval

To: Mayor and City Council Members
From: Wilfred Wong, Community Development Director
Date: October 12, 2009
Subject: City Property, Brewery Lane

The Issue

What kind of direction does the City Council want to provide staff on the city owned property located on Brewery Lane?

The Mayor requested this item be placed on the Council's agenda for discussion.

Possible Alternatives Available to Council; Implications of Alternatives

- A. Status Quo. Maintenance as needed.
- B. Direct staff to develop possible alternatives for the use of the property. This item will be brought back to the Council at a future meeting as an action item and if needed approval of funds.

Property Information

Owner: City of Auburn

Location: Brewery Lane (**Exhibit A**)

Assessor's Parcel Number: 004-031-027

Lot Size: ± 1.11 acres (approximately 48,351 square feet)

Project Site:

Zoning: Single-Family Residential (R-1) District (Exhibit A, 1 of 4)
 General Plan: Low Medium Density Residential (LMDR)
 Existing Land Use: Vacant

Surrounding Land Uses:

North: Residential
 East: Residential

South: Residential
 West: Residential

Surrounding Zone Districts (Exhibit A, 1 of 4):

North: R-1-7

South: R-1-7

East: R-3 and C-2

West: R-1-7

Background

The Mayor requested this item be placed on the Council's agenda for discussion about the property's potential use and maintenance.

It appears the City of Auburn has owned the property since 1979. Staff recommends a title search be completed if the Council decides to explore possible alternatives for the use of the property. Staff has not completed researching city records for information.

The property is discussed in the 1991 Auburn Design Workplan as an opportunity to locate a historical mining park (Exhibit C).

In 1997 and 1998 there were discussions about a proposed Brewery Lane Park (Exhibits B, C and D). It appears no Council action was taken to construct the park or improvements described in the Auburn Design Workplan. The park does not appear in the current City's Capital Improvement Work Plan.

Since the property is located adjacent to residential uses, mainly single-family, any improvements will need to take this into consideration (Exhibits A, B and C)

Fiscal Impacts

If Council directs staff to develop possible alternatives for the use of the property, staff recommends that a title search be done. Cost for a title search would be approximately \$550.

Additional Information

Please see the following Exhibits for more details:

A. Location maps.

A-1 of 4. Zoning.

A-2 of 4. Aerial.

A-3 of 4. Lots.

A-4 of 4. Assessor's Map.

B. January 7, 1997 (1998?) City Manager memorandum to City Council.

C. February 4, 1998 Community Development Department memorandum to City Manager.

D. March 30, 1998 City Manager memorandum to City Council.

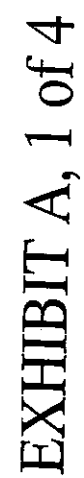




EXHIBIT A, 2 of 4

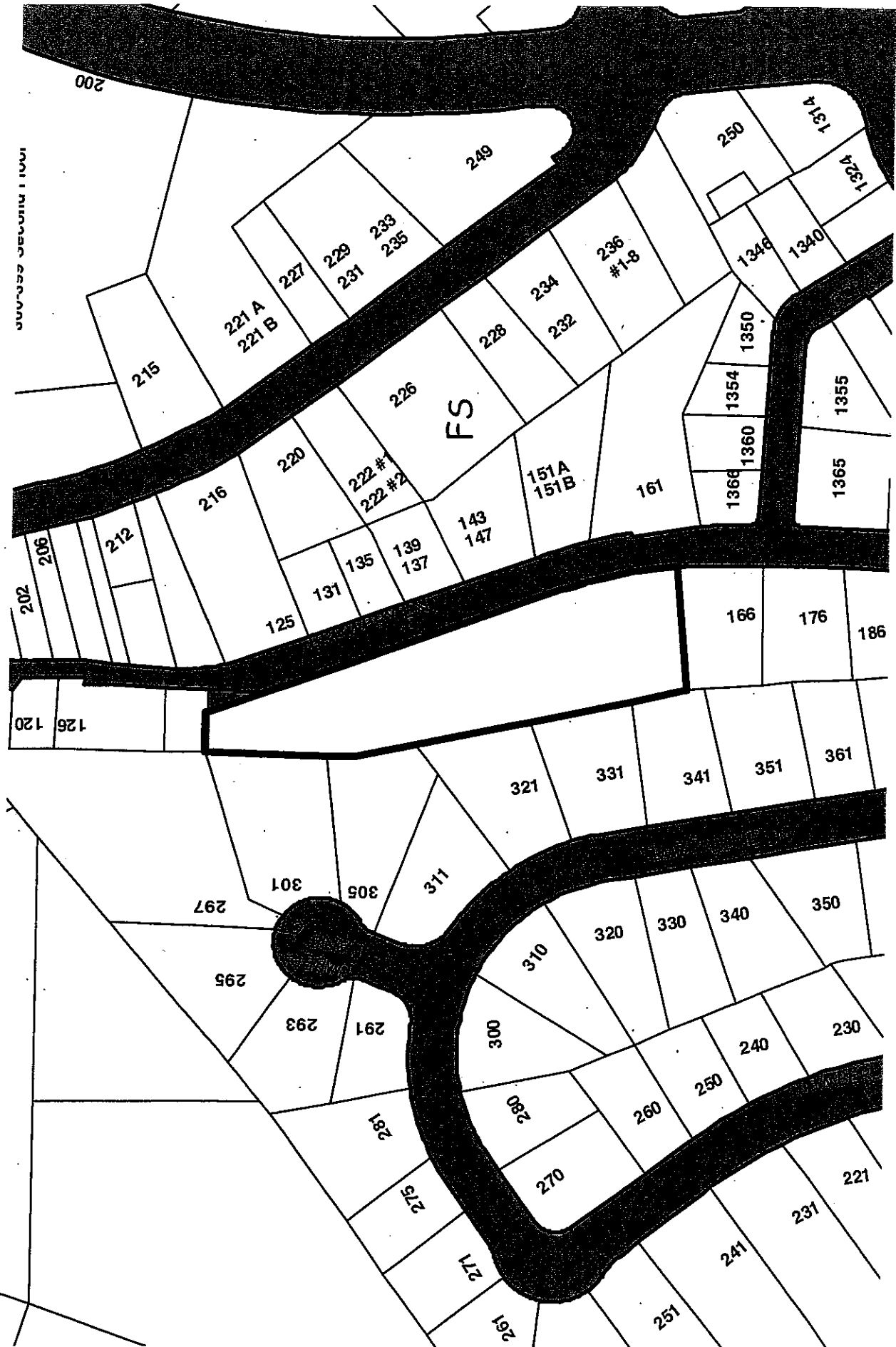


EXHIBIT A, 3 of 4

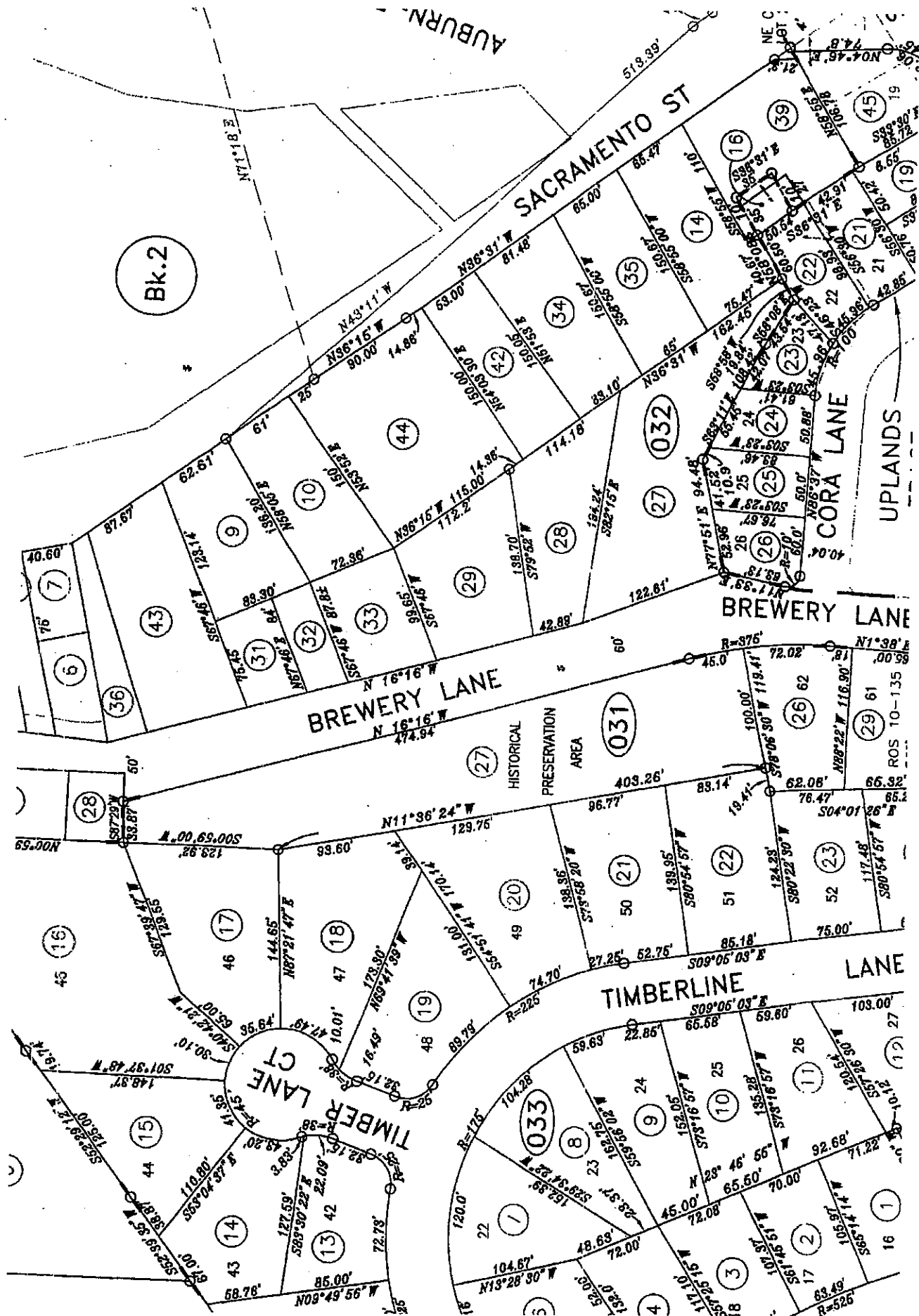


EXHIBIT A, 4 of 4

MEMORANDUM

January 7, 1997

TO: Mayor and Council Members

FROM: Paul Ogden

SUBJECT: Brewery Lane Park Proposal

Several weeks ago I was invited to meet with Bob Jetter to learn about his proposal for a "Brewery Lane Park". At the meeting he gave me the attached conceptual plan which he prepared. The proposed park would be located on a piece of city-owned property.

I told Bob that I thought the project had great promise but that it needed to be considered and endorsed by the Old Town Business Association and then should be presented to the City Council for conceptual approval. If the Council gives conceptual approval to the idea, the project could be put in the City's Capital Improvement Plan. I pledged to do what I could to make the project happen.

Assuming that there is no objection to the project by nearby residents, and that other details (such as a negative declaration under CEQA--if appropriate) can be worked out, the primary problem at this time is a lack of funding for the project. Bob feels that the project might be undertaken as a Main Street Project, which is certainly a possibility. Also, some or much of the work can be done by volunteers. However, if this is going to be a city park, the city should be involved as a coordinator for the project. Sometime within the next 60 days, I plan to have this project before the Council for consideration for "conceptual approval". At that time many of the open-ended issues should have been addressed.

In the meantime you can anticipate an article in the *Neighbors* because they are aware of the idea. They have spoken to Bob and me to get our perspectives. If you have any questions, please feel free to contact me.



Paul Ogden
City Manager

cc Tom Fossum
Richard Loomis
Will Wong
Bob Jetter
Ross Carpenter, OTBA
Liz Briggs, Main Street
City Clerk - Correspondence Binder

JAN 9

Proposed Brewery Lane Park

AREA: This area belongs to the City of Auburn and is a designated Historical forever wild area.

STARTUP:

Obtain City approval for Project and Startup.
Clear site of brush -CCC supervised
Survey the site
Preliminary layout area: paths, parking for feasibility.
Presentation to Main Street, Economic Development Comm., Historic Design.


CONSIDER:

- * Final landscape design. (see attached concept)
CCC project ? : doing work
- * Type walkway -wheelchairs
- * Tables -Benches: number and type
- * Trash bbls. Number and type
- * Planters
- * Old Brewery: redo the pond, fountain, planters
- * Water fountain
- * Lighting?
- * Picnic area
- * Public rest rooms-San Francisco type
- * Grade the area for parking - approx. room for 28 spaces incl. 2 handicapped
- Security?
- Upkeep -City -ARD?
- Create a skate area?
- Artifacts and placement

MONEY :

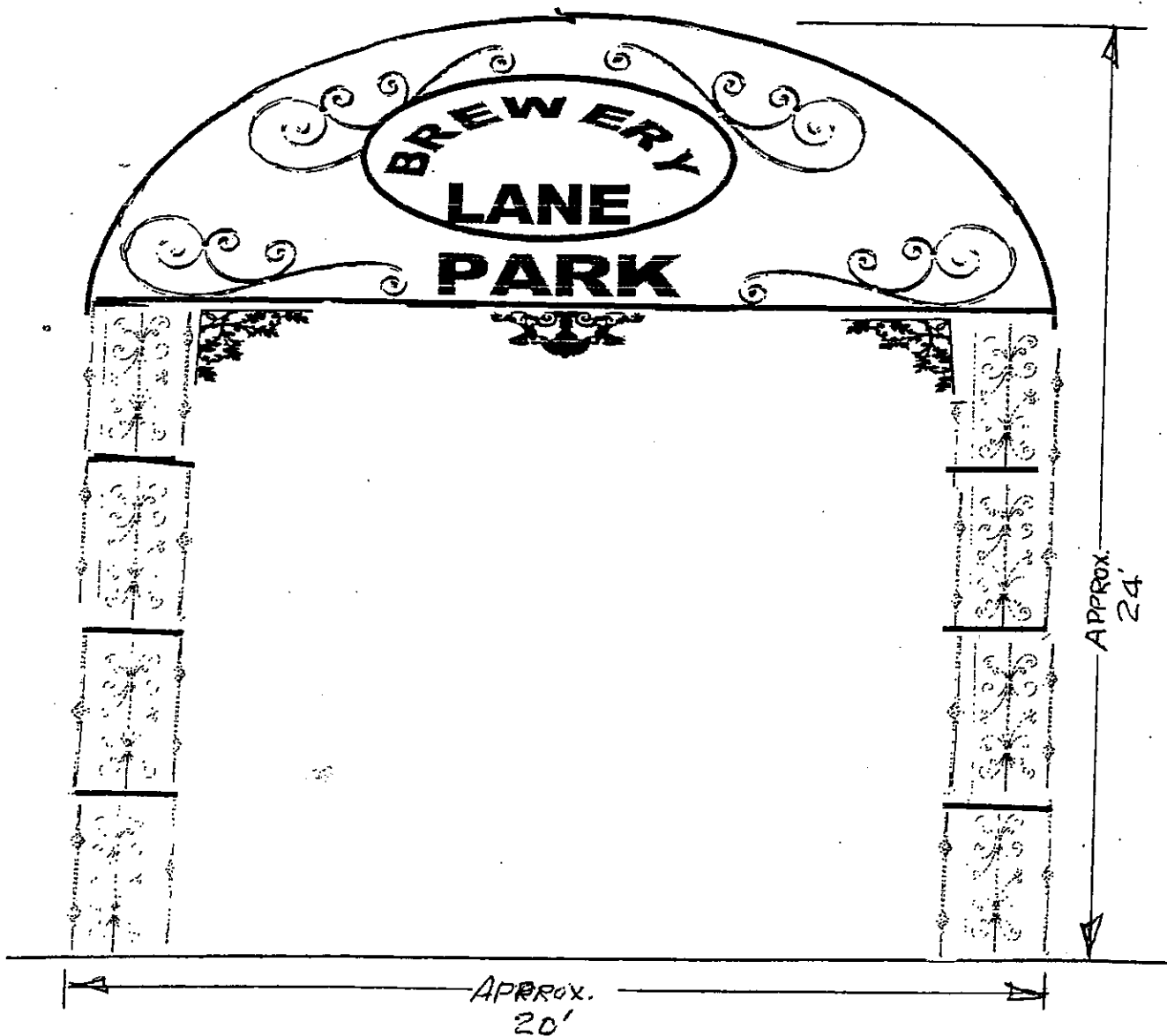
- * Dollars need for these items. Must get estimates?
Sources to obtain money: Grants, donations, organizations.

BREWERY LANE SIGN : See attached design. Need to cost out?


Prepared by Bob Jetter -823-9776w - 823-7766h
100 Brewery Lane ,95603

November 11, 1997

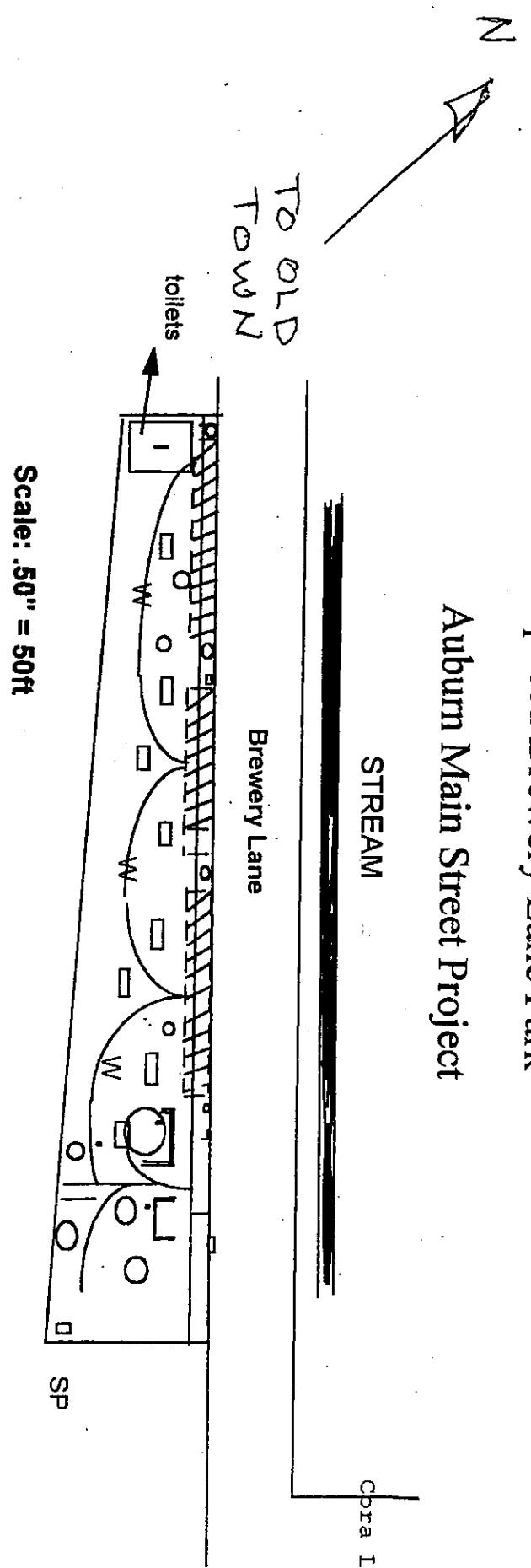
BREWERY LANE PARK GATE CONCEPT



R. J. Otter
11/10/97

Proposed Brewery Lane Park

Auburn Main Street Project



LEGEND

- W - Walkways
- R - Redwoods
- T - Toilets
- P - Parking
- H - Handicapped Parking
- B - Brewery Site
- O - Trees
- Tables
- SP - Spring Site
- ST - Auburn Ravine stream

Prepared by Bob Jetter
11/15/97



Memorandum

City of Auburn
Community Development
Department

To: Paul Ogden, City Manager
From: Steve Geiger, Associate Planner SG
Date: February 4, 1998
Subject: Brewery Lane Park Proposal

The proposed site for the Brewery Lane Park lies within the Old Town Design Review District, so the proposal will require review and approval by the Historic Design Review Committee. I have attached excerpts from the Auburn Design Workplan which offer guidelines for the development of a park on this site. With regard to CEQA, a negative declaration should be prepared for the project. At a minimum, an archaeological/historic records search should be completed by the North Central Information Center (California State University, Sacramento) to determine what, if any, previous archaeological surveys have been conducted on-site or in the immediate area. The cost of this search is approximately \$100. Depending upon the results of the records search, an archaeological/historic survey of the property may be required which could result in the development of mitigation measures to ensure that archaeological/historic resources are preserved.

At the HDRC meeting held this morning (February 4), the members stated that the City should notify neighboring property owners of the proposal. Members noted that the proposal may generate parking/traffic concerns in the area and that providing certain amenities within the park, such as picnic tables and benches, may result in transients loitering in the area. According to one member, transients loitering in the area has been a problem in the past.

ref: memo\brwypark

the same time, enhances a pedestrian link between the Old Town Parking area and Washington Street.

The entire alley/parking area should be paved with the same paving materials as used in the streets. The area behind Straw Hat Pizza and Carpenter Corner's Barn is available to create an outdoor eating area and a mini-park with a small playground and benches.

COURT STEPS

An exciting, fun pedestrian link can be developed between the Court House and Old Town Auburn. The court steps create many viewing opportunities as well as a safe walking environment. This completes the connection to the new museums that are to be located in the Court House. There would be an occasional bench and the alignment will take advantage of the existing stone wall and steps at the bottom of the hill.

BREWERY LANE HISTORIC PARK

Brewery Lane offers an excellent opportunity to locate historical mining equipment such as a stamp mill, ore cars, placers and other gold rush artifacts. The City of Auburn owns the site

of the Kaiser Brewery (1856). An interpretation of the remains of this important landmark represents an important opportunity to create a new cultural park near Old Town.

Access to Brewery Lane needs to be strengthened from the Old Town Parking area and from Sacramento Street. Brewery Lane is an ideal connector to the Gold Country Fair Grounds and the Western States Trailhead. The park will include historic interpretative signs, picnic tables, benches and litter receptacles and a natural vegetated environment. Further access should be developed between Centennial Park and Brewery Lane

OTHER ELEMENTS

Other private projects significant to Old Town can be coordinated in the overall development. The restoration of the Chinese Joss House as a museum, and renovation of the small houses near Chana Park into shops or upgraded housing will be examples of positive additions to the image and attractions in Old Town. More housing units should be developed in close proximity to Old Town to provide a larger customer/consumer base.

The proposed multi-tiered parking

structure near the Court House would provide additional parking and reinforce the functional relationship between Mid-Town and Old Town by providing a parking facility that is within easy walking distance of both areas. This project can also add ground level retail shops and offices adjacent to Old Town. A strong pedestrian link between this development and Old Town should be developed through the provision of new sidewalks and pedestrian lighting.

There is a possibility to supply five parking spaces along the Old Fire House Billboard open space.

ZONE #7 - BREWERY LANE

Create the Kaiser Brewery Park as a natural landscape area. In addition, clean up and repair the open creek that flows adjacent to Brewery Lane. This area is prone to flood and should be constructed with as much sensitivity to the historic character of an open creek as is possible. Interpret the creek for its historic role in the discovery of gold and the founding of the community.

Provide improved access to Brewery Lane by developing walkways to link the city parking areas on the hill to the north end of Brewery Lane and create a more visible and inviting entry into the lane from Sacramento Street.

PROPOSED PROJECTS AND PLANS FOR IMPROVEMENT ZONE #7

TRAFFIC AND PARKING IMPROVEMENTS:

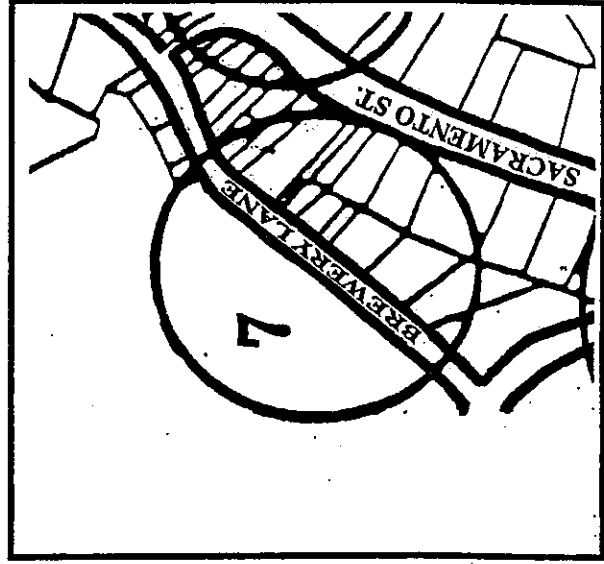
- Create a pedestrian stairway to the public parking areas above Old Town and place signs leading to Brewery Lane.

STREETSCAPE IMPROVEMENTS:

- Provide walks and other amenities such as benches and trash receptacles in the small park area.

SIGNAGE AND IDENTITY

- Stabilize and interpret the foundation from the Kaiser Brewery.
- Provide directional signs to the park and historic brewery site in the parking lots and at the various pedestrian entries into Brewery Lane.
- Provide visual screening using fences and vegetation to separate Brewery Lane from the back of the buildings that front Sacramento Street.





Memorandum


City of Auburn
Office of City Manager

To:	Mayor and City Council Members
From:	Paul Ogden, City Manager
Date:	March 30, 1998
Subject:	Brewery Lane Park

The attached memorandum from Sonny Harris is an outcropping of a meeting I had with Bob Jetter, which was followed by an in-house staff meeting. Staff views the park in a positive light. However, we believe that it should go through a public review process, including CEQA compliance, etc. We intend to include this as an unfunded project in the Capital Improvement Project budget to be submitted to the Council early this spring.

Because of the interest on the part of Bob Jetter and the Old Town Auburn Business Association in moving forward on this project (which will entail City and volunteer work), a good "next step" would be for Bob and/or the business association to make a presentation to Council. If you are then interested in pursuing the project, it can be pursued. If not, we would eliminate it from the Capital Improvement Project budget.

I will work with Bob Jetter and the Old Town Auburn Business Association to have this scheduled for an upcoming Council agenda presentation.


Paul Ogden
City Manager

PO/mhc
Attachment

cc: Tom Fossum, Public Works Director
Will Wong, Community Development Director
Sonny Harris, Public Works Superintendent
Ross Carpenter, President, Old Town Auburn Business Association
Bob Jetter

RECEIVED

MAR 31 1998

CITY OF AUBURN
Community Development Dept.



Memorandum

City of Auburn
Department of Public Works

To: Paul Ogden, City Manager
From: Sonny Harris, Public Works Superintendent
Date: March 26, 1998
Subject: Old Brewery site in old town.

I met with some of the old town merchants today and we walked through the old brewery site and they explained some of the options proposed for this site as a small pocket park. On site are some large oak, pine, cedar, and redwood trees. Bob Jetter has contacted the C.C.C. for help in clearing some of the undergrowth and dead trees on this property.

Along the path on this property are level spots, which used to have some homes for the pioneers and some Chinese immigrants. The idea was brought up that some of the foundations are still there, and some of them could be exposed for viewing. This could draw many tourists to this area.

The merchants also spoke of grading the area from the road to the existing path and putting in some diagonal parking on the south side of Brewery Lane. There is also a proposed gateway which would lead to this site. I have attached a plan from the old town merchants.

I believe that they are ready to present their plan to the council with your help. I think that this would be a good project for old town. I have already heard of some opposition to this plan. Bob Jetter is the contact person for now.

I am willing to help this project if the council wants us to. If you have any questions, please contact me.

cc. Tom Fossum

RECEIVED
MAR 27 1998
MHC

Proposed Brewery Lane Park

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STARTUP:

Obtain City approval for Project and Startup.

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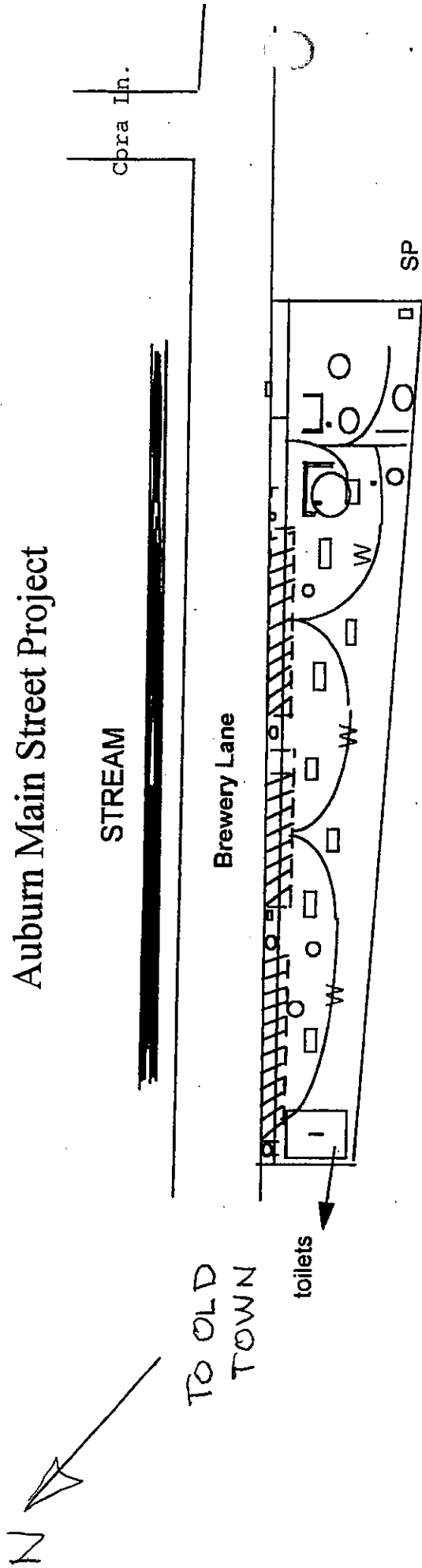
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November 11, 1997

Proposed Brewery Lane Park

Auburn Main Street Project



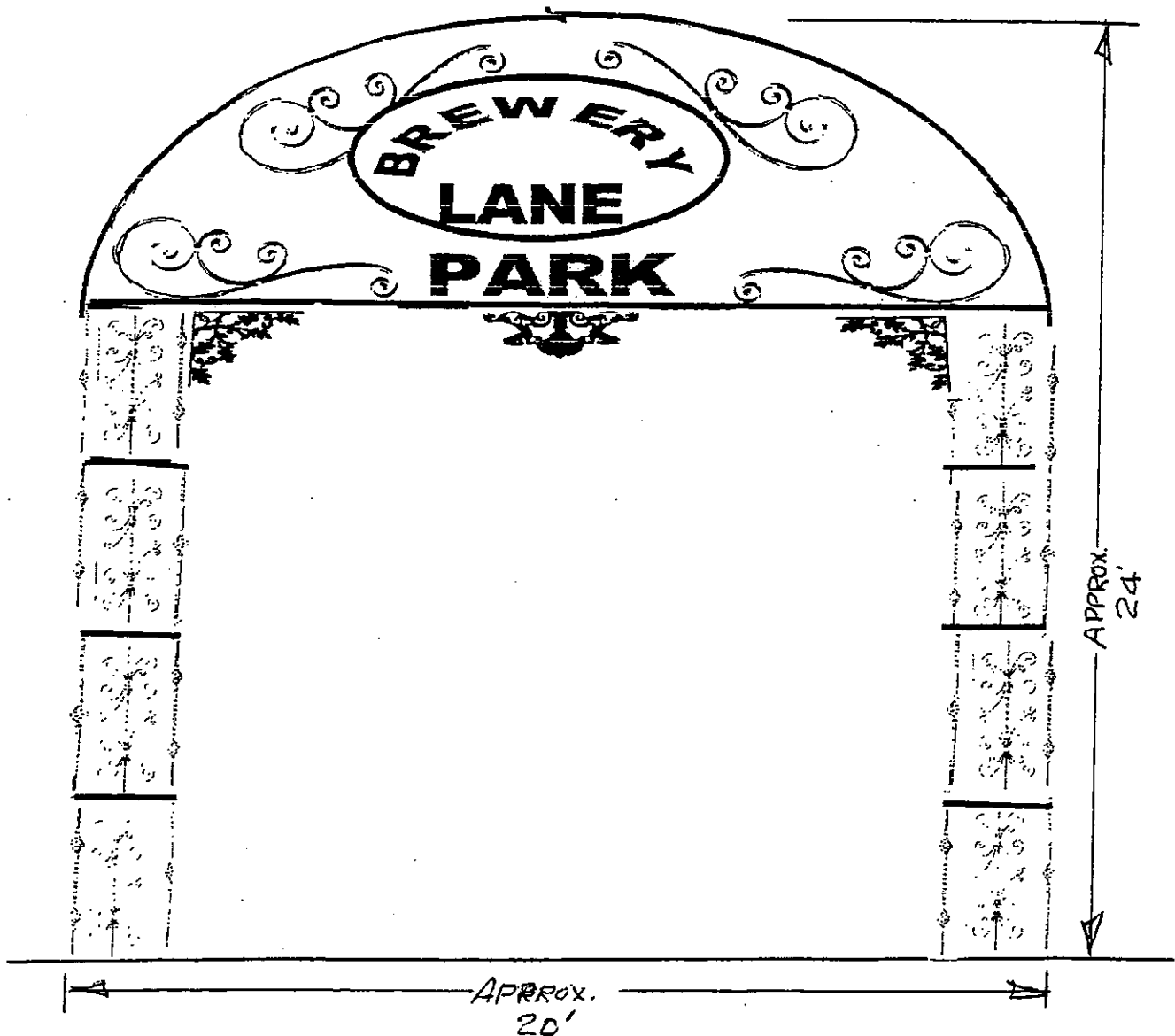
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- P - Parking
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- B - Brewery Site
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- Tables
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Prepared by Bob Jetter
11/15/97

BREWERY LANE PARK GATE CONCEPT



R. J. Otter 11/10/95 57

